



# TURNKEY RESTAURANT IN WEST ALTON

1602 Mount Major Highway , Alton, NH 03810



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$849,000
<b>LOT SIZE:</b>	2.2 Acres
<b>BUILDING SIZE:</b>	5,934
<b>RENOVATED:</b>	2018
<b>ZONING:</b>	LR
<b>PRICE / SF:</b>	\$143.07
<b>TRAFFIC COUNT:</b>	6,000

## PROPERTY OVERVIEW

Located on high traffic Rt. 11 in Alton, this property is now offered for sale as a turn key restaurant. The main floor seats 95 guests, including the bar. There is a second floor function room that seats 46, and an owner's apartment with three bedrooms on the third floor. This is a great opportunity for a chef/restaurateur, or for an expansion location of a current restaurant. The second floor was remodeled to accommodate more seating and the third floor was remodeled for the occupancy of the owners/chef housing. Extensive renovation and many updates have been done to the building, including a brand new fully equipped kitchen, power upgrades, HVAC, septic upgrades and internal flow remodeling. The Lakes Region consists of 30 communities with the population of approximately 112,000 people. Nearly 30% of all homes are seasonal. There is a substantial increase in the population during the summer season. An average visitor spends at least \$85.00 per day. Great opportunity to own your own restaurant in the Lakes Region.

## PROPERTY HIGHLIGHTS

- 2,982 +/- Main Level Bar/Longue and Dining Room with seating for approximately 95 +/- guests
- 1,476 +/- Second floor consisting of approximately 46 +/- seats, previously utilized as a Function Space.
- The third floor offers a 3 bedroom apartment.
- 2.22 acres of land on busy Mount Major Highway also known as Route 11 with great signage viability and conveniently located between Alton Bay and Gilford

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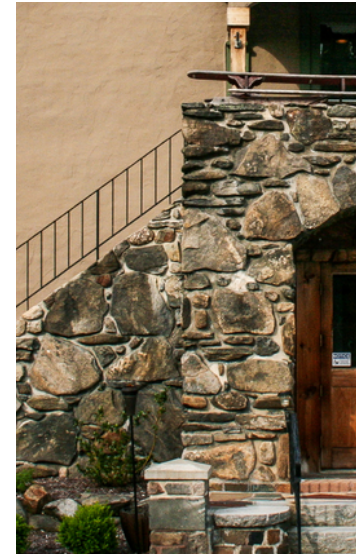
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**RETAIL FOR SALE**

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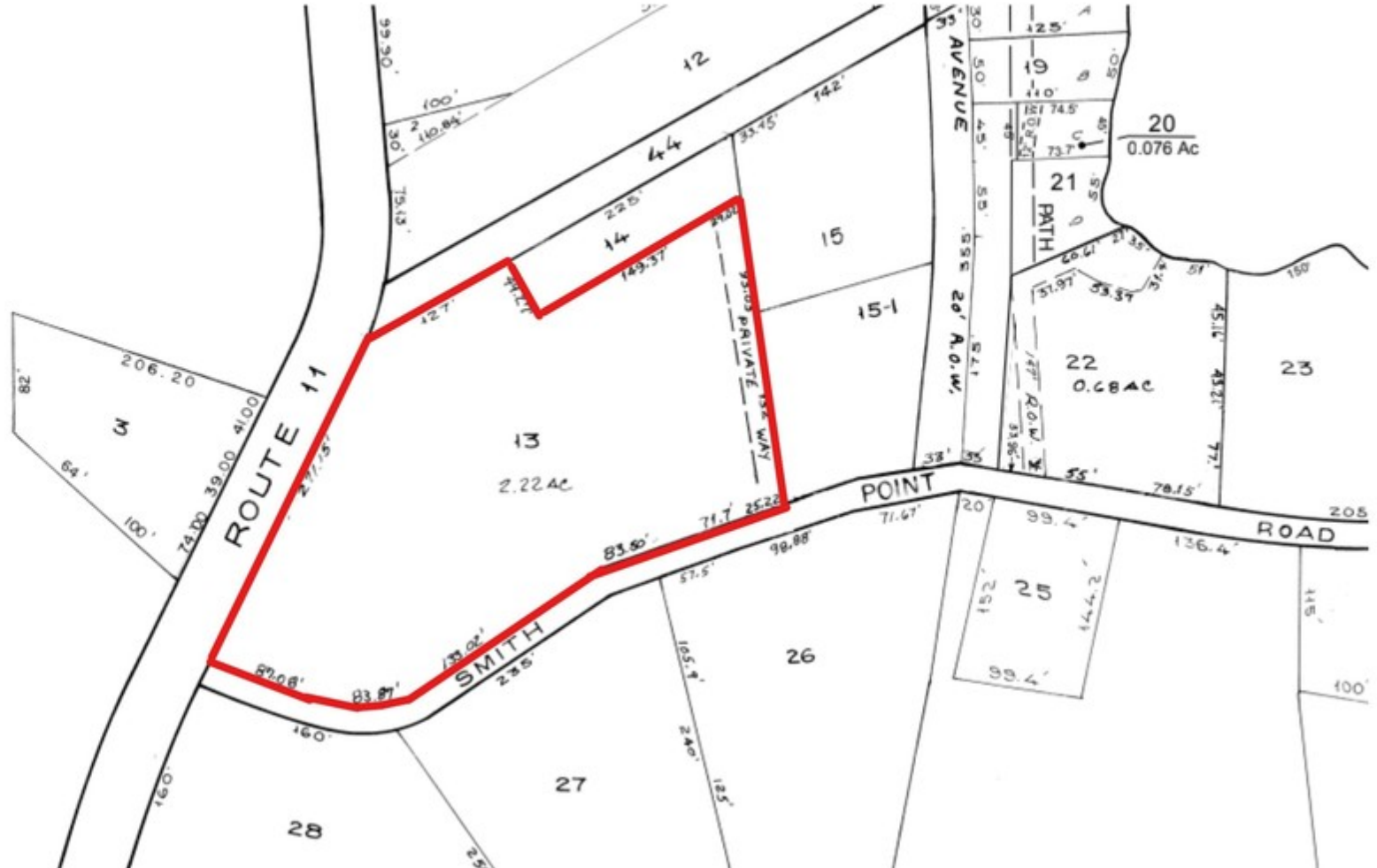
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# TURNKEY RESTAURANT IN WEST ALTON

1602 Mount Major Highway , Alton, NH 03810



Extra parking on site



Three Phase power, electric upgraded



Highly visible signage



Heat & Return air for the hood vent

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**SALE PRICE**

**\$849,000**

**LOCATION INFORMATION**

Building Name	Turnkey Restaurant in West Alton
Street Address	1602 Mount Major Highway
City, State, Zip	Alton, NH 03810
County/Township	Belknap
Signal Intersection	Yes

**BUILDING INFORMATION**

Building Size	5,934 SF
Number Of Floors	3
Average Floor Size	2,500 SF
Year Built	1920
Last Renovated	2018
Condition	Good
Free Standing	Yes

**PROPERTY DETAILS**

Property Type	Retail
Property Subtype	Restaurant
Zoning	LR
Lot Size	2.2 Acres
Lot Frontage	271
Additional Frontage On Smith Point Road	458
Corner Property	Yes
Traffic Count	6,000
Waterfront	Yes

**PARKING & TRANSPORTATION**

Street Parking	Yes
Parking Type	Surface

**UTILITIES & AMENITIES**

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Centrix Equipped	Yes
Leed Certified	Yes

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# TURNKEY RESTAURANT IN WEST ALTON

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## LOCATION DESCRIPTION

Alton is located at the southern end of Lake Winnepesaukee, around the 4-mile-long (6.4 km) inlet known as Alton Bay. The town is a great vacation spot for people visiting the lake and Alton Bay. The highest point in Alton is the north peak of Straightback Mountain, at 1,910 ft (580 m), just west of Mount Major.

The town is served by five state highways. New Hampshire Route 11 passes through the center of town, leading northwest along the shore of Lake Winnepesaukee to Gilford and thence to Laconia, and southeast to Rochester. New Hampshire Route 28 also passes through the center of town, leading north to Wolfeboro and south to Pittsfield and Manchester. New Hampshire Route 140 leads from Alton west to Gilmanton and Tilton. New Hampshire Route 11A leaves NH 11 in West Alton and goes west into Gilford, and New Hampshire Route 28A forms an alternate route north from Alton Bay to NH 28.

The Lakes Region offers wide variety of special events throughout the summer to the middle of October: scenic cruises around the lake, summer concerts in the bandstand, summer concerts with national acts at the Pavilion just a few miles away and regional fairs and other activities. Gunstock Ski area is also located nearby, creating year round tourism for the area.

Distance from Aton to: Manchester, NH 39 mi.; Portland, ME 88 mi., Boston 91 mi., NYC 299 mi., Montreal, Quebec 255 miles.

## LOCATION DETAILS

County Belknap



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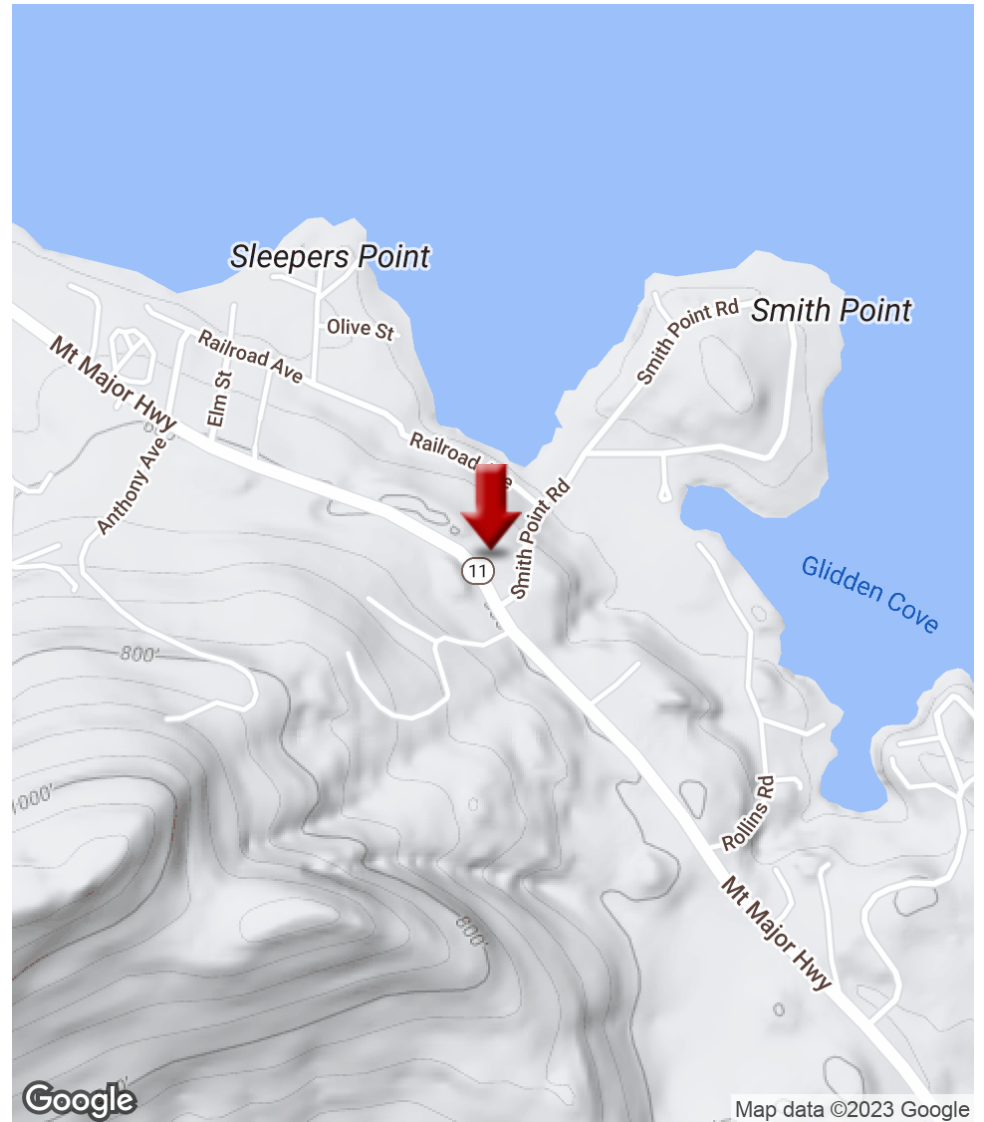
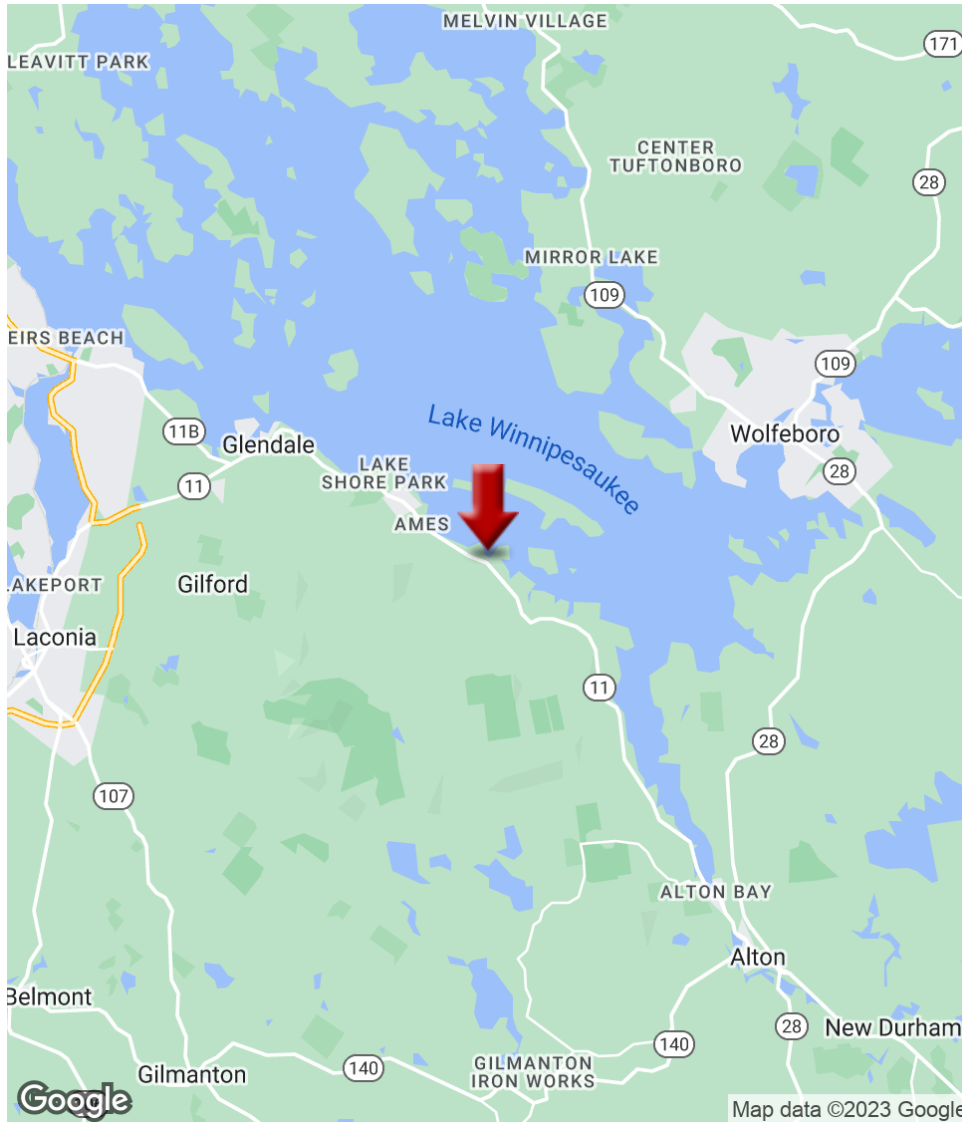
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TURNKEY RESTAURANT IN WEST ALTON

# DEMOGRAPHICS

1

DEMOGRAPHIC SUMMARY (10).PDF (2)

TAURANT SALES VOLUME COMPARABLES TEMPLATE (5).PDF (10)

STAUURANT SALES VOLUME COMPARABLES TEMPLATE (5).PDF (8)

STAUURANT SALES VOLUME COMPARABLES TEMPLATE (5).PDF (9)

# DEMOGRAPHIC SUMMARY

1602 Mount Major Hwy, Alton Bay, New Hampshire, 03810



Drive time of 30 minutes

## KEY FACTS

65,856

Population



27,264

Households

47.0

Median Age

\$52,475

Median Disposable Income

## EDUCATION

7%

No High School Diploma



29%

High School Graduate



31%

Some College



32%

Bachelor's/Grad/Prof Degree

## INCOME



\$62,761

Median Household Income



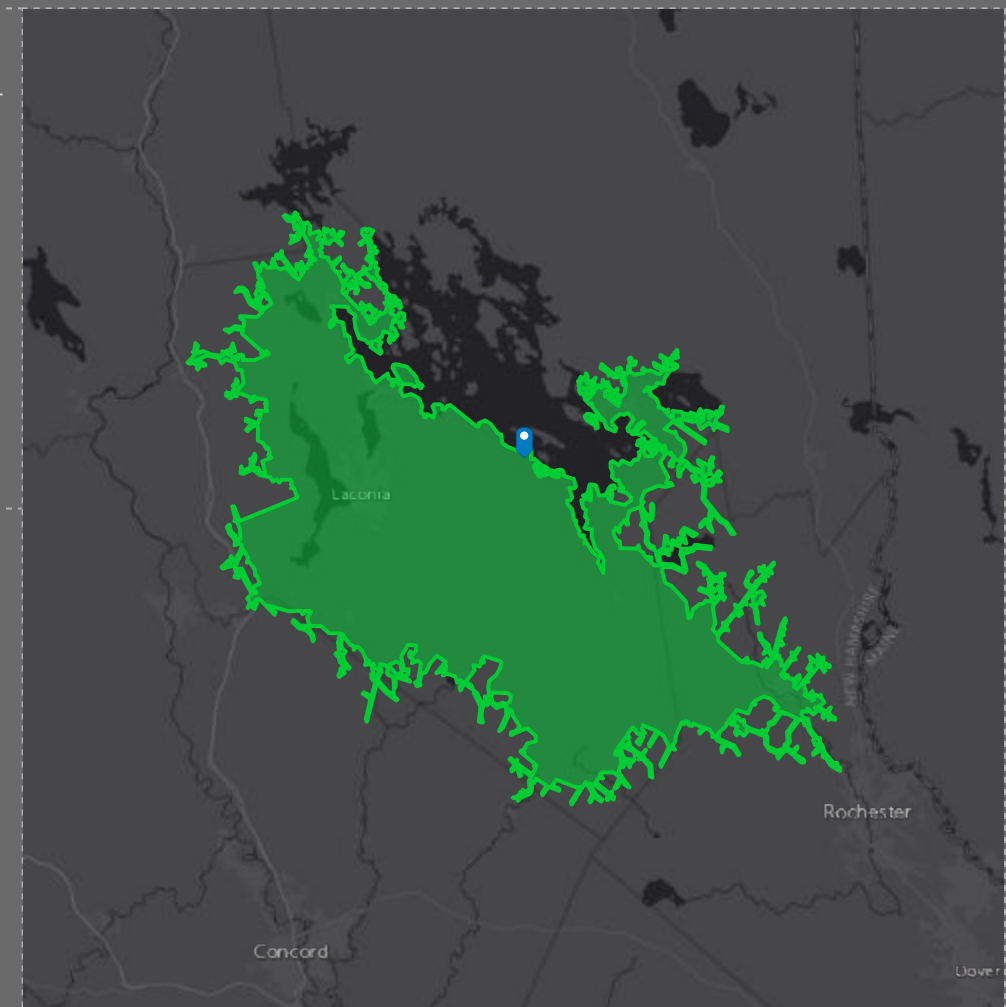
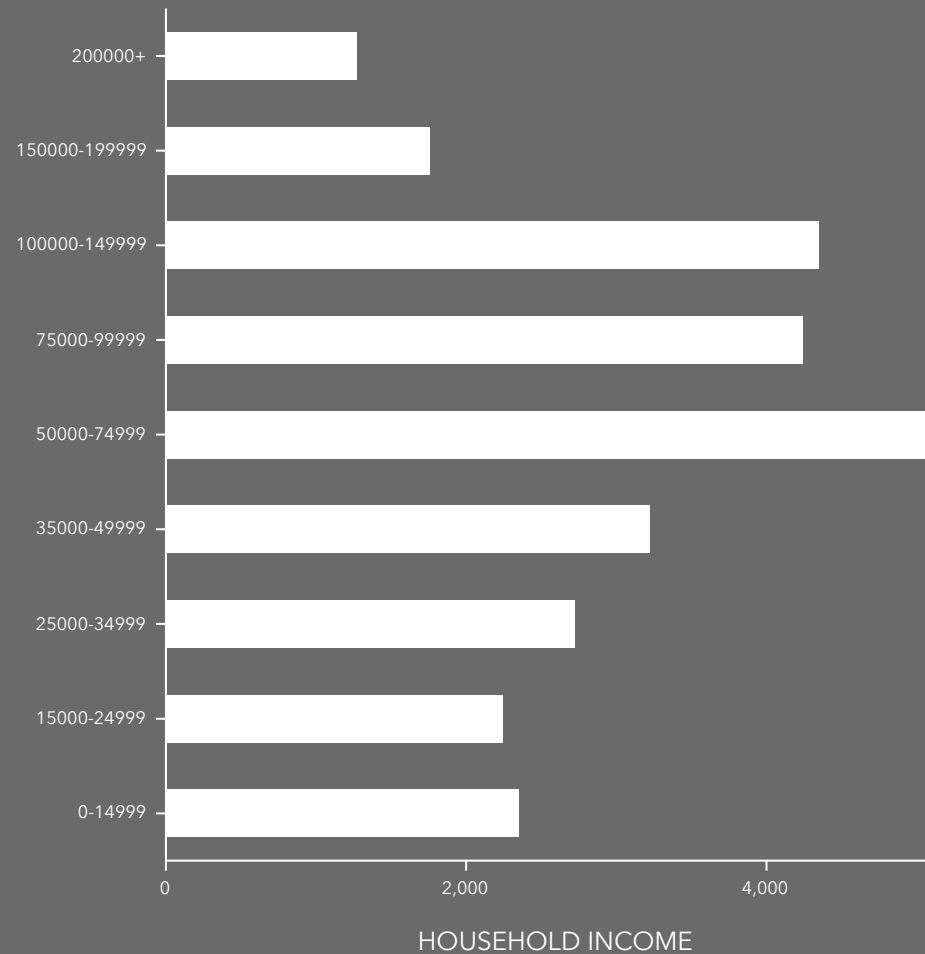
\$33,642

Per Capita Income



\$140,483

Median Net Worth



## EMPLOYMENT



64%

White Collar



23%

Blue Collar



13%

Services

16.0%

Unemployment Rate



## KEY FACTS

65,856

Population

47.0

Median Age



2.4

Average Household Size

\$62,761

Median Household Income

## ANNUAL SPENDING PER HOUSEHOLD



\$3,228

Meals at Restaurants



\$535

Food & Drink on Trips

## BUSINESS



3,501

Total Businesses



34,597

Total Employees

## SPENDING ON EATING OUT



\$321

Breakfast



\$1,029

Lunch

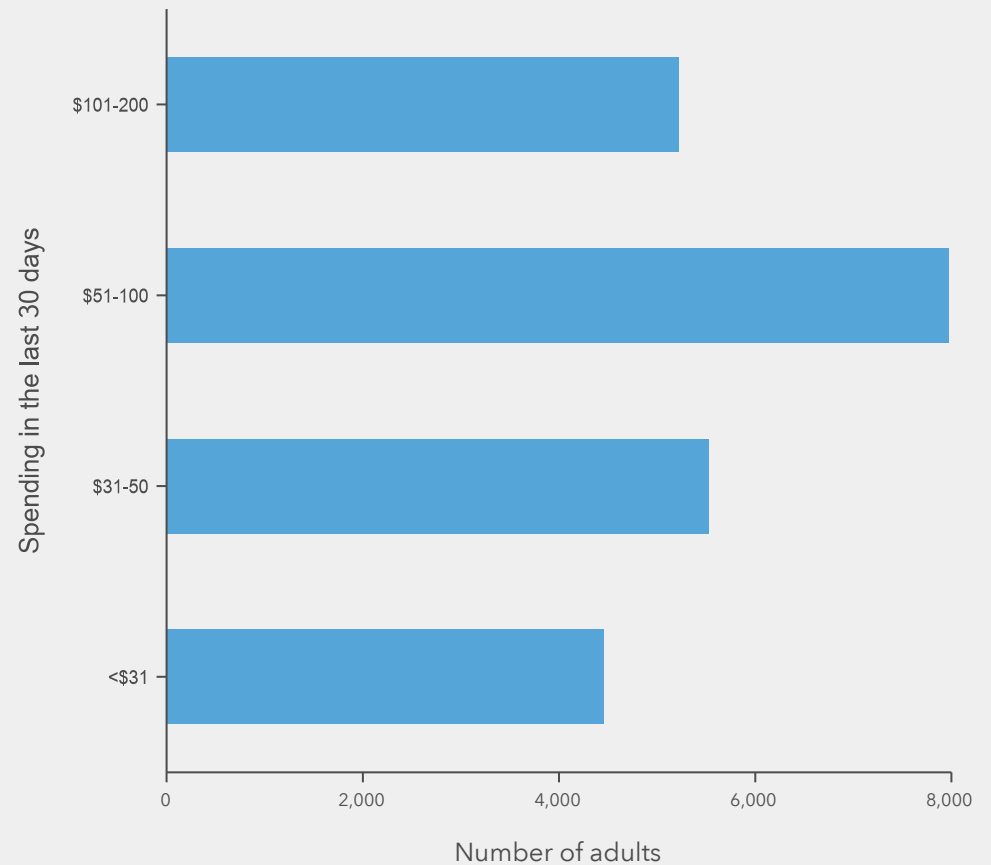


\$1,609

Dinner

(Average spent per household annually)

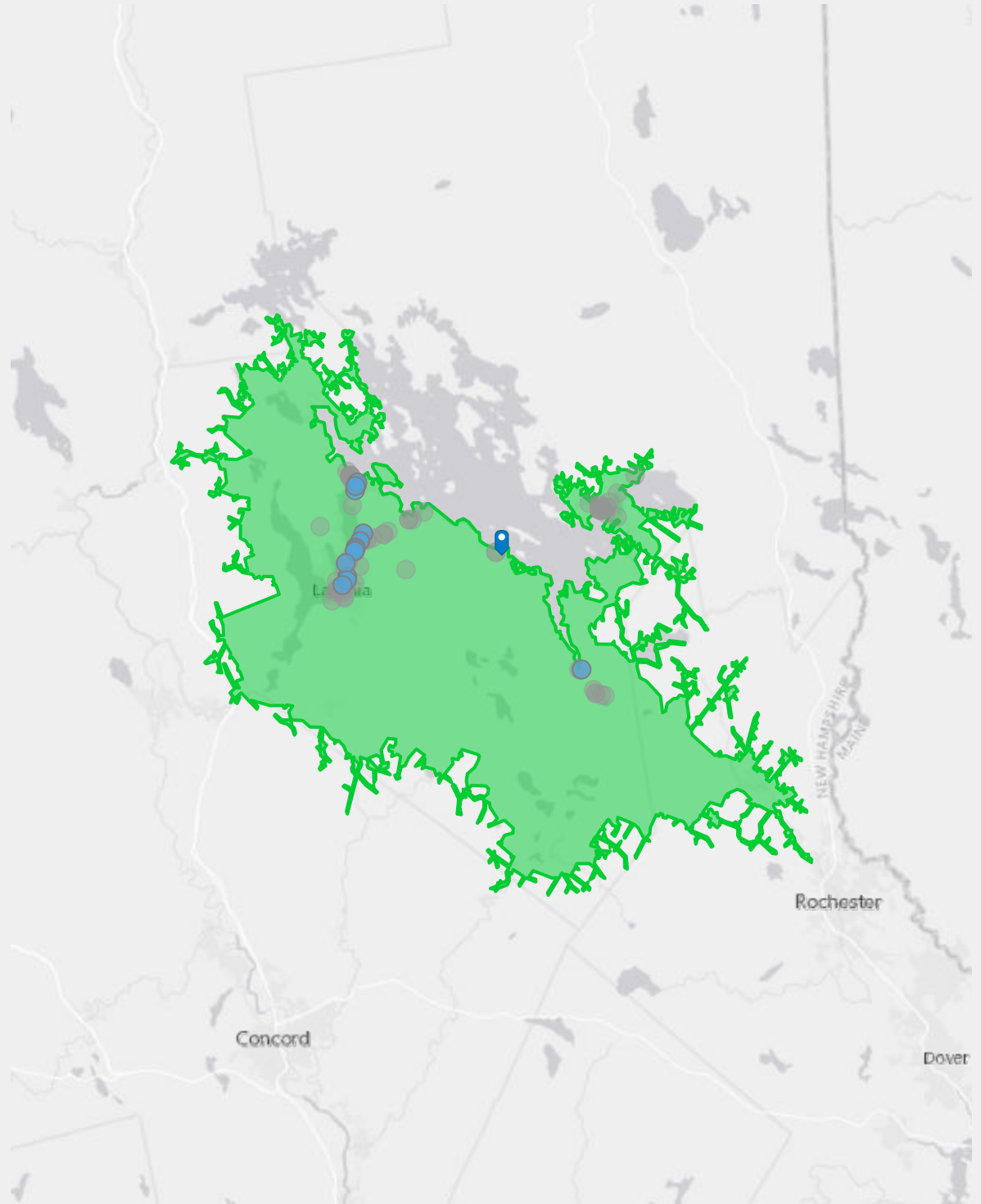
## FAMILY RESTAURANT MARKET POTENTIAL



NEARBY RESTAURANTS

1602 Mount Major Hwy, Alton Bay, New Hampshire, 03810, Drive time of 30 minutes

Company/Business Name	Sales Volume/Assets (\$000)	Direction	Distance
DOCKSIDE SEAFOOD STEAK SPIRITS	440	SE	6.9
LAKESIDE RESTAURANT	440	NW	6.9
UNION DINER	440	NW	7.0
T-BONES-CACTUS JACK'S-LACONIA	440	NW	7.2
FARO ITALIAN GRILLE	440	NW	7.2
LAKESIDE FAMOUS ROAST BEEF	440	NW	7.2
405 PUB & GRILL	440	SW	7.7
O'STEAKS & SEAFOOD	440	SW	7.7
LHOP	440	SW	7.7
BLUE BISTRO	440	NW	7.9
WALDO PEPPER LLC	440	NW	7.9
LAKESIDE 2	440	NW	7.9
ALICIA CAFE	440	NW	7.9
EL JIMADOR MEXICAN RSTRNT #3	440	NW	7.9
JOHNSON HOWARD RESTRNT	440	NW	8.0
KARMA CAFE	440	SW	8.0



Closest 16 locations

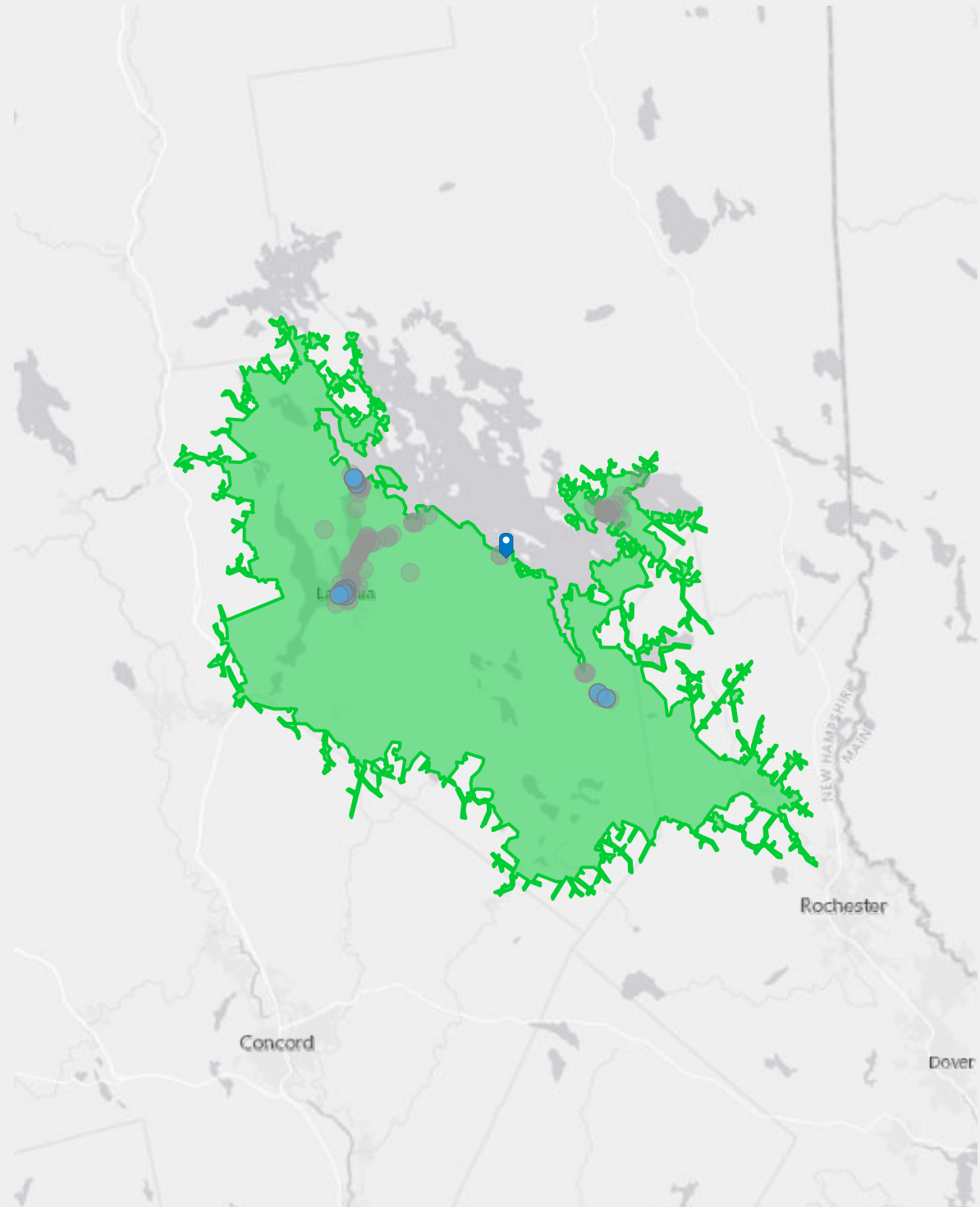


NEARBY RESTAURANTS

1602 Mount Major Hwy, Alton Bay, New Hampshire, 03810, Drive time of 30 minutes



Company/Business Name	Sales Volume/Assets (\$000)	Direction	Distance
FULL COURT GRILLE & SUBS	440	SW	8.0
ALWAYS IN SEASON	440	SE	8.1
HFFS	440	SW	8.1
LUNCH BOX DINER	440	SW	8.1
BOARDWALK BAR & GRILL	440	NW	8.2
LOCAL EATERY	440	SW	8.2
RESTAURANT.COM INC	440	SW	8.2
CRAZY GRINGO	440	NW	8.4
SAL'S PIZZA AT THE WEIRS	440	NW	8.4
ANGRY HOG BARBEQUE CO	440	NW	8.4
ANTHONY'S BOTTEGA	440	NW	8.4
SURF SIDE BURGER BAR	440	NW	8.4
WATER STREET CAFE	440	SW	8.4
CORAL REEF RESTAURANT	440	NW	8.4
COMPASS CAFE LLC	440	NW	8.4
JACK'S PIZZA	440	SE	8.5



Closest 16 locations